

ACCOUNTABLE. COMMITTED. EXPERIENCED.



## RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL

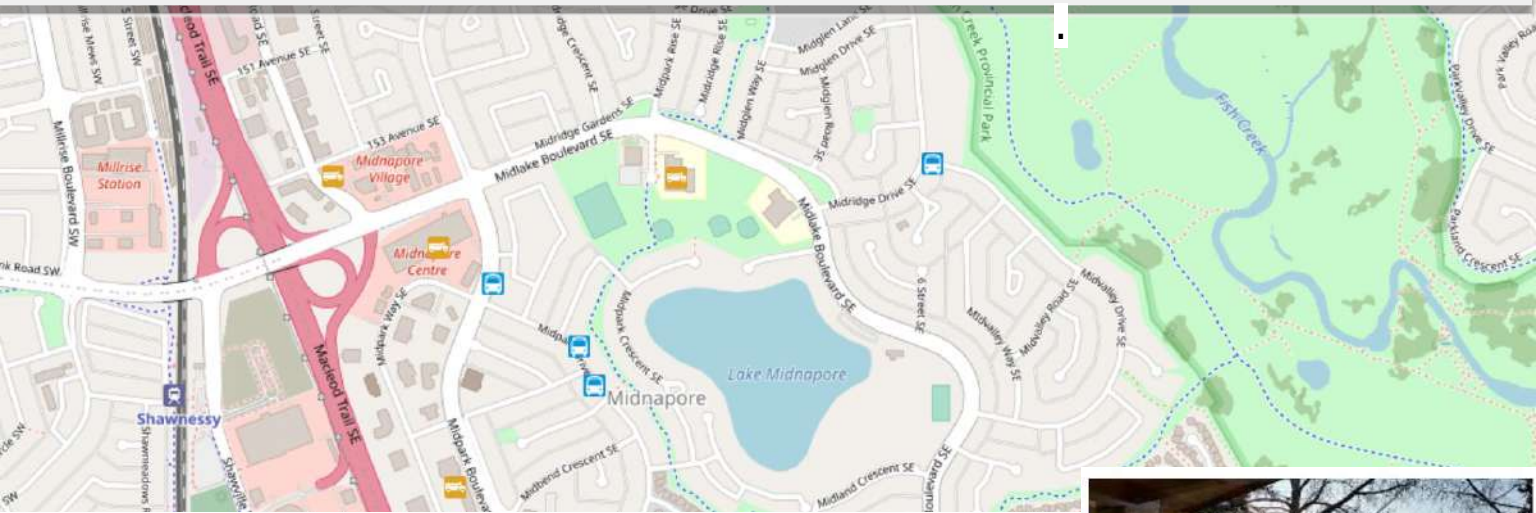


RENTABILITY



Midnapore is a community within the City of Calgary in the province of Alberta, Canada. It is bounded to the north and east by Fish Creek Park.

Lake Midnapore is a private lake located in the beautiful community of Midnapore, Calgary, Alberta. The lake and park are for the exclusive use of the residents of Midnapore Lake



Midnapore Lake Residents Association ...



**REAL PROPERTY MANAGEMENT ACE**

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

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**54 Midridge Rise SE Calgary, AB T2X 1E3**

**Residential**  
**Active**

**A1064050**



<b>PD:</b>		<b>DOM:</b> 25	<b>LP:</b> \$399,800.00
<b>Class:</b>	Detached	<b>CDOM:</b> 25	<b>OP:</b> \$399,800.00
<b>County:</b>	Calgary	<b>Area:</b>	Calgary
<b>Type:</b>	House	<b>Zone:</b>	CAL Zone S
<b>Levels:</b>	One	<b>Community:</b>	Midnapore
<b>Year Built:</b>	1978	<b>Ttl Beds:</b>	4
<b>LINC#:</b>	<a href="#">0017750639</a>	<b>F/H Bth:</b>	2/0
<b>Arch Style:</b>	Bungalow	<b>LP/SF:</b>	\$381.49
<b>Possession:</b>	Negotiable	<b>Suite:</b>	Suite - Illegal
<b>Lot Dim:</b>		<b>Lot Size:</b>	4564 SqFt
<b>Front Length:</b>	33.51M 109` 11"	<b>Lot Depth:</b>	12.47 M 40.91'
<b>Legal Pln:</b>	7711123	<b>Blk:</b> 9	<b>Lot:</b> 5 <b>Condo:</b> No
<b>Land Use:</b>	R-C1	<b>Tax Amt/Yr:</b>	\$2,806.00/2020
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	
<b>Restrict:</b>	None Known		

**Public Remarks:** Investor Alert OR Mortgage helper!! Great home in Midnapore on a quiet street close to schools and the lake. Basement tenant in place that pays \$800/month that wants to stay! Lots of great features in this home newer carpet, newer bathrooms, recently suited (illegal) and fully self-contained. Three bedrooms in the upper unit, plus an update 4 pce bath. Rent out a very generous basement (illegal) suite including one large bedroom and a three piece bath. Separate entrances and individual washer and dryer in each unit. This property backs onto a green space with a south east facing back yard. Just steps to schools and lots of shopping. C-Train and public transportation is close by. So much value, so much opportunity, call today to view

**MIDNAPORE APARTMENT RENTAL STATS**

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	3	\$1095	\$1400	\$1196
Basements	1	\$1100	\$1100	\$1100
Condos	4	\$1250	\$1595	\$1397
Houses	2	\$1650	\$2070	\$1860
Main Floors	1	\$1500	\$1500	\$1500
Townhouses	2	\$1295	\$1350	\$1322
<b>Total Rentals</b>	<b>13</b>	<b>\$1095</b>	<b>\$2070</b>	<b>\$1395</b>



**BRIGHT 3 BED 2 BATH HOME IN MIDNAPORE AVAILABLE FOR LEASE**

**\$2070** utilities not included

75 Midnapore Place Southeast 2 Midnapore, Calgary  
 House | 3 bd | 2 ba | 885 ft<sup>2</sup>  
 Pets Ok | Availability: Immediate  
 Listing ID 439880



### MIDNAPORE CLOSEST SCHOOLS

NAME/ADDRESS	DISTANCE
Midnapore School   Calgary Board of Education 55 Midpark Rise Southeast, Calgary	0.19 km
GOLFTEC Calgary Midnapore 240 Midpark Way Southeast #201, Calgary	0.63 km
Trinity Christian School 295 Midpark Way Southeast, Calgary	0.79 km
V.I.K. Academy 15426 Bannister Road Southeast, Calgary	0.87 km
Renfrew Educational Services 75 Sunpark Drive Southeast, Calgary	1.28 km
Calgary Voice / Piano Lessons by Rosanna D'Agnillo 250 Shawville Boulevard Southeast #136, Calgary	1.37 km
Calgary Mindfulness 132-250 Shawville Boulevard Southeast #136, Calgary	1.37 km
Rosanna D'Agnillo Music Studio 250 Shawville Boulevard Southeast #136, Calgary	1.37 km

### MIDNAPORE CLOSEST BUS ROUTES

ROUTE #	NAME
11	Southwest Loop
12	Southwest Loop
15	Millrise
52	Evergreen/Somerset-Bridlewood Station
78	Sundance/Chaparral

### MIDNAPORE DISTANCE TO LOCAL LANDMARKS

LANDMARK	DISTANCE
Alberta Children's Hospital	18.14 km
Calgary Airport	24.38 km
Calgary Zoo	14.58 km
Chinook Centre Mall	9.42 km
City Hall	14.65 km
Cross Iron Mills	41.41 km
Deerfoot Mall	21.69 km
Devry Institute of Tech	15.53 km
Downtown Calgary	15.34 km

### MIDNAPORE CLOSEST LIBRARIES

NAME/ADDRESS	DISTANCE
Shawnessy Library 333 Shawville Boulevard Southeast, Calgary	1.86 km
Little Free Library #27814 36 Somervale Park Southwest, Calgary	1.86 km
Little Free Library #24146 14 Somervale Green Southwest, Calgary	1.92 km
Little Free Library 576 Deer Park Road Southeast, Calgary	3.40 km
Little Free Library 363-279 Mountain Park Drive Southeast, Calgary	4.06 km
Fish Creek Library 11161 Bonaventure Drive Southeast, Calgary	4.28 km
Little Free Library Charter # 22132 524 Canterbury Place Southwest, Calgary	4.34 km
Library Planning Consultants 10816 Macleod Trail Southeast, Calgary	4.89 km

### MIDNAPORE CLOSEST LRTS

STATION	DISTANCE
Shawnessy CTrain Station	0.77 km
Fish Creek - Lacombe CTrain Station	1.11 km
Somerset - Bridlewood CTrain Station	1.23 km
Canyon Meadows CTrain Station	1.73 km
Anderson CTrain Station	2.96 km





## House Purchase Property Investment Analysis \$400K - \$500k with 25% Down Payment

Purchase Price	\$ 400,000	\$ 420,000	\$ 440,000	\$ 460,000	\$ 480,000	\$ 500,000
Down Payment (25%)	100,000	105,000	110,000	115,000	120,000	125,000
Mortgage	\$300,000	\$315,000	\$330,000	\$345,000	\$360,000	\$375,000
<b>Estimated Monthly Expenses</b>						
Mortgage Payment (Based on 3 year fixed at 2.14% interest rate)	\$ 1,300	\$ 1,375	\$ 1,425	\$ 1,500	\$ 1,550	\$ 1,650
Property Tax	200	200	200	200	200	200
Rental Insurance	100	100	100	100	100	100
1/2 Month Leasing Fee + 10% Property Management Fee	283	283	283	283	283	283
	\$ 1,883	\$ 1,958	\$ 2,008	\$ 2,083	\$ 2,133	\$ 2,233
<b>Assumption of Monthly Rent</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b>Estimated Monthly Income/(Loss)</b>	<b>\$ 117</b>	<b>\$ 42</b>	<b>\$ (8)</b>	<b>\$ (83)</b>	<b>\$ (133)</b>	<b>\$ (233)</b>

	<b>(1/2 Month Leasing Fee + 10% Management Fee)</b>									
Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	750	1000	1250	1500	1750	2000	2250	2500	2750	3000
10% Monthly Management Fee (Minimum \$125 per month)	150	200	250	300	350	400	450	500	550	600
<b>TOTAL Annual Fee</b>	<b>\$2,550</b>	<b>\$3,400</b>	<b>\$4,250</b>	<b>\$5,100</b>	<b>\$5,950</b>	<b>\$6,800</b>	<b>\$7,650</b>	<b>\$8,500</b>	<b>\$9,350</b>	<b>\$10,200</b>
<b>Annual Revenue After Fee Deduction</b>	<b>\$15,450</b>	<b>\$20,600</b>	<b>\$25,750</b>	<b>\$30,900</b>	<b>\$36,050</b>	<b>\$41,200</b>	<b>\$46,350</b>	<b>\$51,500</b>	<b>\$56,650</b>	<b>\$61,800</b>
<b>Monthly Revenue After Fee Deduction</b>	<b>\$1,288</b>	<b>\$1,717</b>	<b>\$2,146</b>	<b>\$2,575</b>	<b>\$3,004</b>	<b>\$3,433</b>	<b>\$3,863</b>	<b>\$4,292</b>	<b>\$4,721</b>	<b>\$5,150</b>





**UNFURNISHED RENTAL PLAN**

**1 Month Leasing Fee**

**1/2 + ~~10%~~ Management Fee**

**RPM Services**

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports

Owner shall pay a management fee equal to 10% of gross rents collection (minimum of \$125.00 per month)

**Leasing Fee:** ~~1~~ Month's Rent **1/2**  
(per new tenant based on minimum one year lease term, otherwise, will be prorated by lease term)

**FURNISHED RENTAL PLAN**

**No Leasing Fee**

**18% + ~~15%~~ Management Fee**

**RPM Services**

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports

- 19% of monthly gross rent
- Laundry linens and towels after each move out
- Monthly report and monthly payout
- Restocking all supplies as needed with receipts and update to owners

**Preferred Partnership Rate**

**Clients of Justin Havre & Associates**

**UNFURNISHED: Leasing Fee 1/2 Month's Rent**

**FURNISHED: No Leasing Fee 18% Management Fee**

- ✓ Initial Set-Up Fee: \$500 **WAIVED**
- ✓ Advertising Fee: \$50 **WAIVED**
- ✓ Credit Check: \$15
- ✓ Periodic Inspection Fee: \$80 **WAIVED**
- ✓ Lease Renewal Fees: \$295
- ✓ Property Manager / Maintenance Call out Fee: \$45 per hour
- ✓ Property Manager Emergency Service Call: \$75 per hour
- ✓ 50% of late fees collected if the tenant pays rent late. Late fees are set by regulations.
- ✓ General Maintenance: Vendor Costs + 10%
- ✓ Major Renovation or Special Projects: to be discussed on a case by case basis



**Property Management vs Asset Management**

**PROPERTY MANAGEMENT**

 Day to Day Operation	 Reactive and Short-Term Preventative Maintenance	 Small repairs and renovations	 Rent Collection	 Expense Payment
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**ASSET MANAGEMENT**

 Cost Monitoring	 Preventative Planning Long-Term Maintenance	 Overseeing Performance	 Overall Process Management	 Portfolio Enhancement	 Acquisition and Disposition timing
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Fully furnished short-term leases based on the demand of professionals with shorter and month-month length of stays (**Most under 1 year lease term**)



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## PRICING

AT REAL PROPERTY MANAGEMENT, WE PRICE OUR PROPERTIES USING HISTORICAL DATA AND TRENDS IN THE AREA. WE WANT TO MAKE SURE THE PRICING IS FAIR FOR THE OWNER AND THE TENANT!



## ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE ADVERTISED ON A VARIETY OF PLATFORMS TO ENSURE LOW VACANCY RATES!



## SCREENING

WE SCREEN ALL OUR POTENTIAL TENANTS TO MAKE SURE THEY ARE THE RIGHT FIT! WE WANT TO MAKE SURE WE GET THE RIGHT PERSON IN THE RIGHT PROPERTY!



## SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE SO THE OWNER DOESN'T HAVE TOO! WE WANT OUR TENANTS TO BE HAPPY AND IT IS A GREAT OPPORTUNITY TO GET TO KNOW THEM BETTER!



## INSPECTING

ALL THE PROPERTIES WE MANAGE ARE INSPECTED TO MAKE SURE THEY ARE KEPT IN GREAT CONDITION AND TO BE PROACTIVE WITH ANY MAINTENANCE ISSUES!



## ACCOUNTING

SOME PEOPLE DON'T LOVE NUMBERS BUT WE ON THE OTHER HAND, REALLY DO! WE HANDLE ALL THE ACCOUNTING AND PROVIDE OUR PROPERTY OWNERS WITH MONTHLY RENT DEPOSITS AND ACCURATE FINANCIALS!

